

**WEST VALLEY CITY, UTAH**  
**ORDINANCE NO. \_\_\_\_\_**

Draft Date: 12/18/2014

Date Adopted: \_\_\_\_\_

Date Effective: \_\_\_\_\_

**AN ORDINANCE AMENDING SECTION 7-22-104 OF THE  
WEST VALLEY CITY MUNICIPAL CODE TO AMEND  
THE DECKER LAKE STATION OVERLAY ZONE**

**WHEREAS**, Title 7 of the West Valley City Municipal Code governs the uses of land within the City, under authority of the Municipal Land Use, Development, and Management Act; and

**WHEREAS**, the Decker Lake Station Overlay Zone is intended to permit a full range of commercial uses that serve the City as a whole, while promoting entertainment, restaurant, and hospitality uses; and

**WHEREAS**, the City Council of West Valley City, Utah, does hereby determine that it is in the best interests of the health, safety, and welfare of the citizens of West Valley City to amend Section 7-22-104 of the West Valley City Municipal Code;

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of West Valley City, Utah, as follows:

**Section 1. Repealer.** Any provision of the West Valley City Municipal Code found to be in conflict with this Ordinance is hereby repealed.

**Section 2. Amendment.** Section 7-22-104 is hereby amended as follows:

**7-22-104. USE LIMITATIONS.**

Use limitations will be imposed which limit the full range of uses permitted in the underlying zone. It is recognized that some of the uses within the underlying zones may not be compatible with the City's image for gateway and special district areas, and compliance with architectural standards would not be practical. The following uses are not permitted in the Decker Lake Station Overlay Zone:

- (1) Automobile sales and service.
- (2) Commercial outdoor recreation as a primary use.
- (3) Convenience store.
- (4) Fast foot with drive-up windows (fast foot permitted as an accessory use, not primary use).
- (5) Motor fuel sales.
- (6) Recreational vehicle sales.
- (7) Residential uses other than caretaker's facility associated and incorporated in a primary use.
- (8) Bail bonds.
- (9) Pawn shops.
- (10) Check cashing, payday loans and car title loans.
- (11) Tattoo establishments.
- (12) Sexually-oriented businesses.
- (13) Self-storage facilities.
- (14) Hardware stores.
- (15) Secondhand stores over 6,000 leasable square feet.
- (16) Office/warehouse.

**Section 3. Severability.** If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

**Section 4. Effective Date.** This Ordinance shall take effect immediately upon posting in the manner required by law.

63 **PASSED and APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

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65 WEST VALLEY CITY

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68 MAYOR

69 ATTEST:

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73 CITY RECORDER